

Item	Quantity	Unit Price	Total Price
1. General Building Materials	1000	10.00	10000.00
2. Electrical Materials	500	20.00	10000.00
3. Plumbing Materials	300	30.00	9000.00
4. HVAC Materials	200	40.00	8000.00
5. Other Materials	100	10.00	1000.00
Total	2100		38000.00
6. Labor	1000	15.00	15000.00
7. Equipment	50	50.00	2500.00
8. Permits	10	100.00	1000.00
9. Insurance	5	200.00	1000.00
10. Contingency	10	100.00	1000.00
Total	1110		19500.00
Grand Total	3210		57500.00

[illegible]

	Type I	Type II	Type III	Total
10	1	5	3	9
20	26	26	26	78
30	16	16	16	48
40	16	16	16	48
50	16	16	16	48
60	16	16	16	48
70	16	16	16	48
80	16	16	16	48
90	16	16	16	48
100	16	16	16	48
110	16	16	16	48
120	16	16	16	48
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140	16	16	16	48
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930	16	16	16	48
940	16	16	16	48
950	16	16	16	48
960	16	16	16	48
970	16	16	1	

UNIT WISE SUMMARY PER BUILDING				
	No. 1 Bedroom	No. 2 Bedroom Bedroom	No. 3 Bedroom Bedroom	Total Units per Building
Type I	22	4	6	32
Type II	6	10	6	22
Type III	5	3	7	15

	Bedroom	Living Area/Office	Bedroom	Bath/Spa
Type I	24	8	6	32
Type II	42	70	6	112
Type III	28	9	21	48
Total by Unit	94	87	33	192 Units
	No. 1		No. 2	Total Units per

Bedrooms	No. of Bedrooms	Bedrooms	bedrooms
Type I	14	0	16
Type II	30	0	30
Type III	6	3	16
Total by Unit	50	3	112 Units

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406																																																																																																																																																																																																																																																																																																																																																																																																																			
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Parking summary		Phase 1		Phase 2	
		Unit Mls	No. Shaders Applied	Unit Mls	No. Shaders Required
Base	50				
Side	50				
Revol	0				

Medicament	Number of patients	Number of deaths	Number of survivors
1.25 per cent heparin units	98	223	20
2.0 per cent heparin units	80	260	57
2.0 per cent heparin units	21	42	7
Total	199	525	74

Required Parking Breakdown By Type	Phase 1 Required	Phase 1 Provided	Phase 2 Required	Phase 2 Provided	Total
Surface	543	133	93	66	
Landscaped (Slopes of minimum 2:1)	Not required		30 not required	22	
Total Surface	543	133	123	88	
Type of Parking					

	1	2	3	4	5
Available space (sq. ft.)	100	100	100	100	100
Direct Access (Managers) (25% of garage space)	25	25	25	25	25
Enforced Parking (20% of total)	20	20	20	20	20
Guest spaces (10% of total)	10	10	10	10	10
Available space (sq. ft.)	45	45	45	45	45

[illegible]

SITE PLAN
MIRA LAGOS APARTMENTS PHASE 2
MIRA LAGOS EAST

MULTIFAMILY ADDITION
BEING 7.00 ACRES or 305,056 SQUARE FEET
OUT OF THE
B.B. & C.R. SURVEY ABSTRACT NO. 1700;
CITY OF GRAND PRairie, CALLAS COUNTY, TEXAS

OFFICE OF SUPERIOR PUBLIC WORKS COUNTY, TEXAS

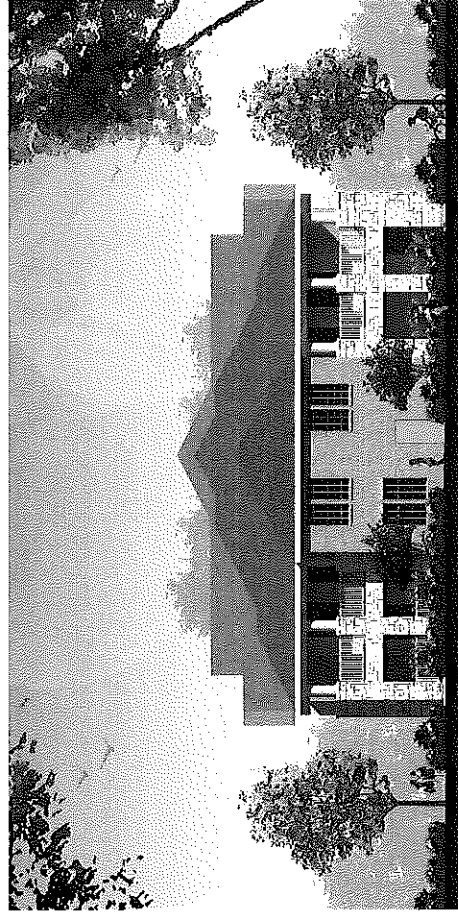
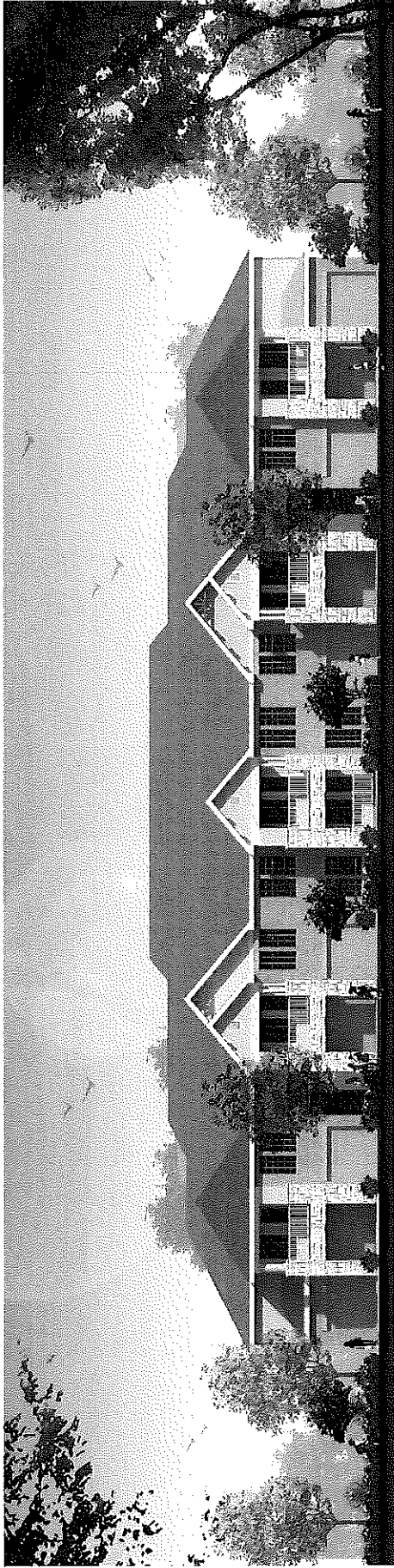
OWNERS
214/465-3211

ARCHITECT
214/748-6555

SURVEYOR/ENGINEER
(972) 242-7576

RAJALASO EAST PARTNERS, LTD.
1001 Knox Street, Suite 207
St. Louis 70205
1st. fl. Ben McCardin

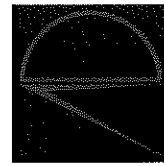
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2



BUILDING R.O.W. CONCEPTUAL ELEVATION

SCALE: 1/8"=1'-0"

0 4 8 16 32 FT



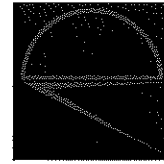
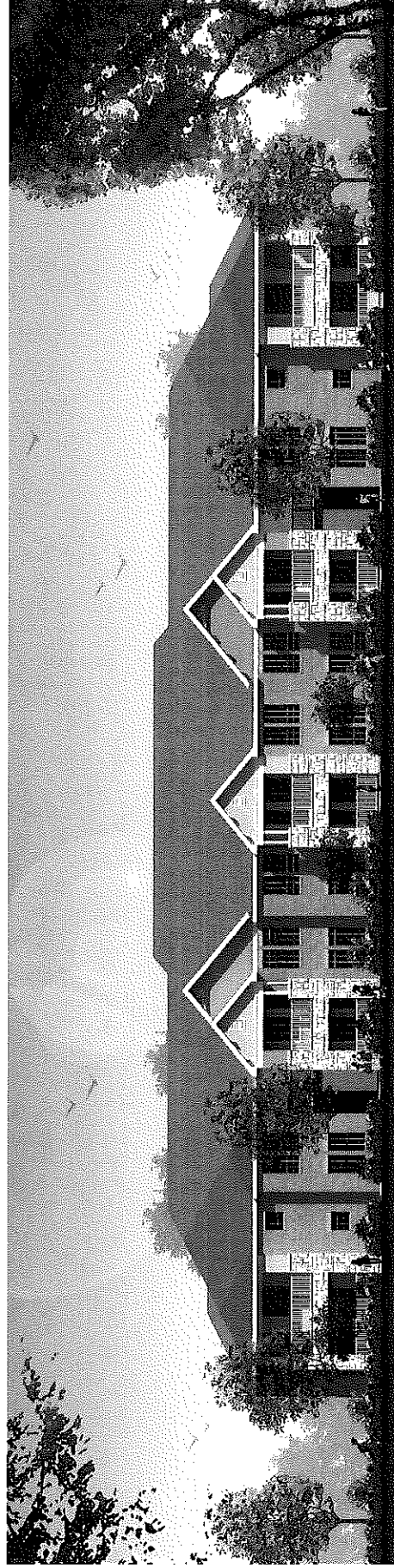
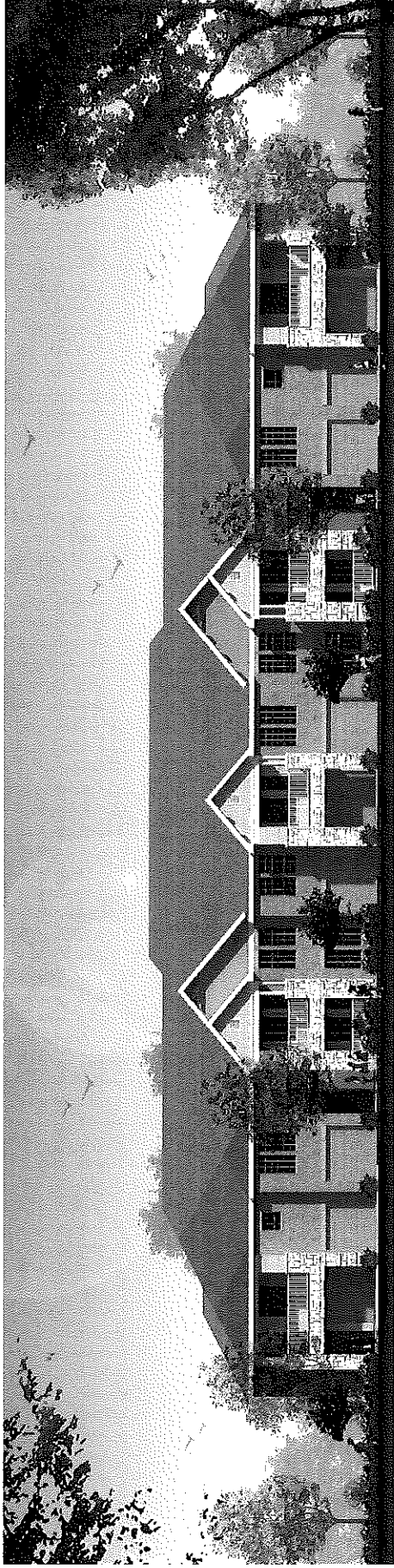
ARCHITECTURE **DEMAREST**
 2327 Adams, Suite B, Dallas, TX 75207 T: 214-796-6455 F: 214-796-0068

MIRA LAGOS APARTMENTS

GRAND PRAIRIE, TEXAS
 Planning Department

JAN 04 2017

Received



BUILDING TYPE II CONCEPTUAL ELEVATION

SCALE: 1/8"=1'-0"

0 4 8 16 32 FT

ARCHITECTURE DEMAREST
 2325 Volante, Suite B, Dallas, TX 75207 P: 214.745.6655 F: 214.745.5069

MIRA LAGOS APARTMENTS
 GRAND PRAIRIE, TEXAS
 Planning Department 1-28-2016

JAN 04 2017

Received

2328 Valley Street, Dallas, TX
Tel: 214-748-6655
Fax: 214-748-5080
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Conclusions

Client Request
PROJECT NUMBER: 15048
Hanover Property Company / Alpha-Barnes Real Estate Services - Co. Owner / Developers
Mitra Lagos Phase II
2629 GRAND PENINSULA DR. GRAND PRAIRIE, TEXAS
TDLR#: EABPRAJ60815208

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11-29-2016

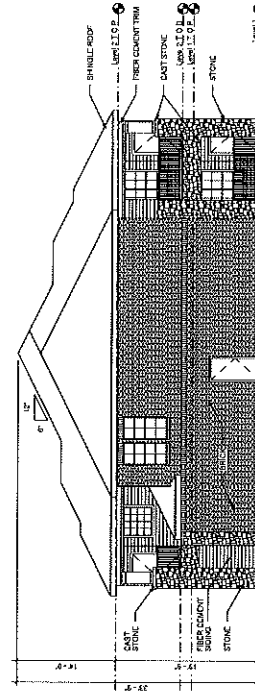
T66
BUILDING TYPE I & COVERED
PARKING - EXTERIOR ELEVATIONS

Scia

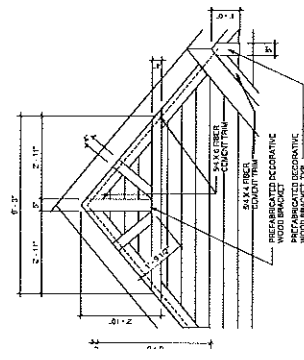
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Caring Nat.

JAN 04 2017

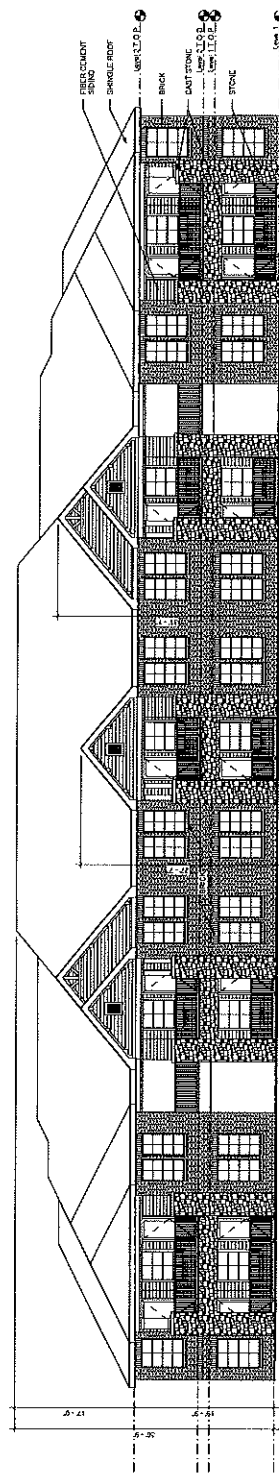
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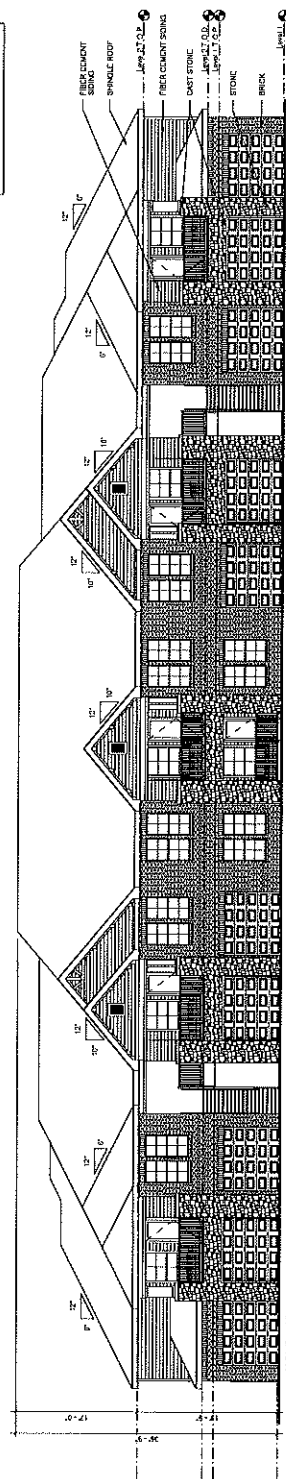
3 Building Type I - West / East Elevations



4 Decorative Bracket Detail



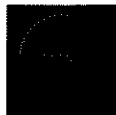
2 Building Type 1 - North Elevation
MAXIMUM DISTANCE BETWEEN OFFSETS = 46' - 5 1/2"



1 Building Type I - South Elevation
MAXIMUM DISTANCE BETWEEN OFFSETS = 34' - 9 1/2"

TOTAL BUILDING MASONRY	85%
GARAGE ELEVATION	93%
BUILDING ELEVATION	90%
SIDE ELEVATION	90%
SIDE ELEVATION	93% / 4
TOTAL % MASONRY	90%

MASSOURY CALCULATIONS COMPLY WITH CITY OF
GRAND PRAIRIE ORDINANCE NO. 0006 & 0020;
PLANNED DEVELOPMENT NO. 200-A; CASE NO.
Z000603 & Z040201; PART IV.B.20.



ARCHITECTURE DEMAREST
300 Main Street, Suite 100
Dallas, TX 75201
Tel: 214-748-5800
www.demarest.com

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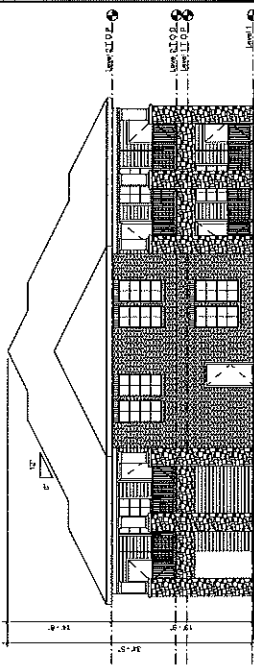
Consultant

PROJECT NUMBER: 15018
Mira Lages Phase II
Estate Services Co. Owner / Developers
2629 GRAND PENINSULA DR. GRAND PRAIRIE, TEXAS
TDLR: EABPRJ6815208

Revised	11/29/2016
Drawn	11/29/2016
Checked	11/29/2016
Permitted	11/29/2016
Project	11/29/2016
Client	11/29/2016
Architect	11/29/2016
Engineer	11/29/2016
Surveyor	11/29/2016
Interior Designer	11/29/2016
Landscaper	11/29/2016
Other	11/29/2016

11-29-2016
BUILDING TYPE II - EXTERIOR
ELEVATIONS
Scale: 1/8" = 1'-0"
Revision

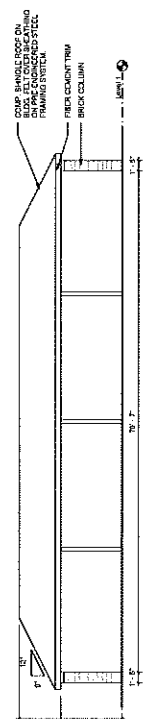
A-202



TOTAL MASONRY	
FRONT ELEVATION	94%
REAR ELEVATION	22%
SIDE ELEVATION	22%
Garage Elevation	22%
TOTAL % MASONRY 54%	

3 Building Type II - Side Elevations
Scale: 1/8" = 1'-0"

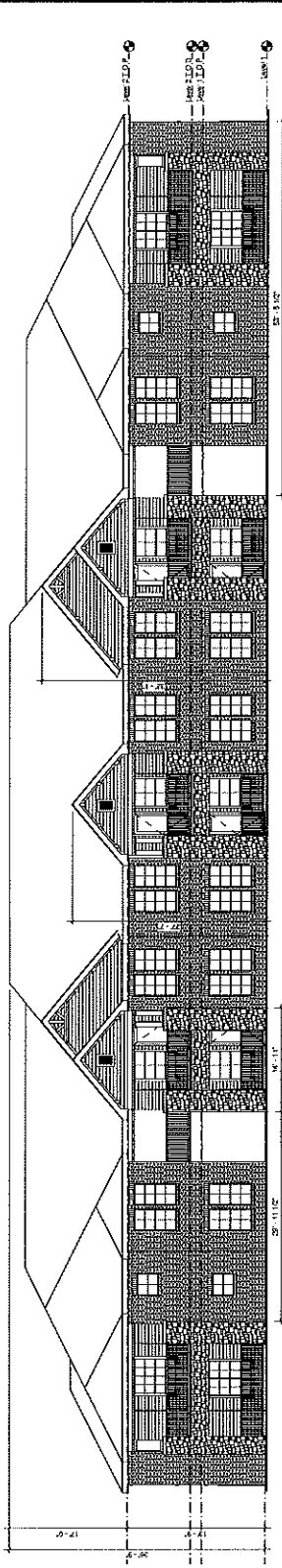
North & South Elevations - Buildings 14 & 19
West & East Elevation - Buildings 16, 17 & 19



TOTAL MASONRY	
FRONT ELEVATION	94%
REAR ELEVATION	22%
SIDE ELEVATION	22%
Garage Elevation	22%
TOTAL % MASONRY 54%	

4 Covered Parking - Longitudinal Elevation
Scale: 1/8" = 1'-0"

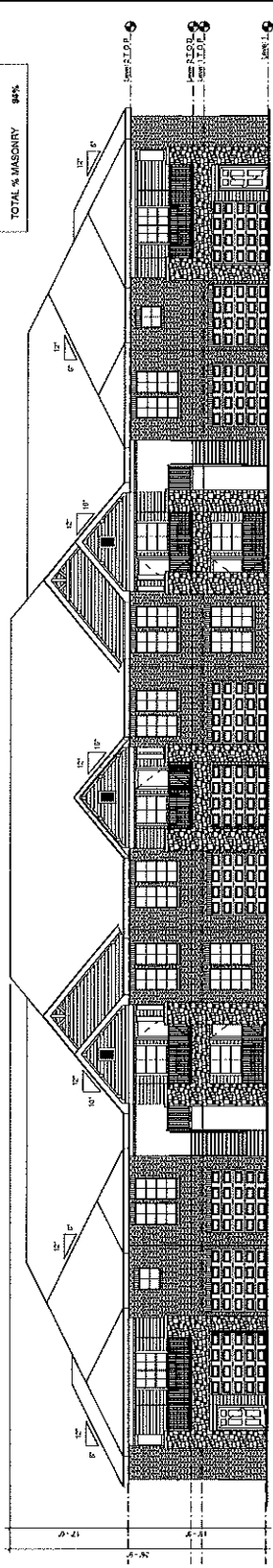
5 Covered Parking - Side Elevation
Scale: 1/8" = 1'-0"



TOTAL MASONRY	
FRONT ELEVATION	94%
REAR ELEVATION	22%
SIDE ELEVATION	22%
Garage Elevation	22%
TOTAL % MASONRY 54%	

2 Building Type II - Building Elevation (Primary)
Scale: 1/8" = 1'-0"

East Elevation - Building 14
West Elevation - Buildings 16, 17 & 19



TOTAL MASONRY	
FRONT ELEVATION	94%
REAR ELEVATION	22%
SIDE ELEVATION	22%
Garage Elevation	22%
TOTAL % MASONRY 54%	

1 Building Type II - Garage Elevation (Primary)
Scale: 1/8" = 1'-0"

West Elevation - Building 14
South Elevation - Buildings 16, 17 & 19
East Elevation - Building 20

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2328 Valinda Street, Dallas, TX
Tel: 214-748-6535
Fax: 214-748-5050
www.a-c-h-structure.com

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Conclusions

erty Company/Alpha-Barnes Real
Estate - Co. Owner / Developers
Phase II
PENINSULA DR. GRAND PRAIRIE,
IL 60138-15208

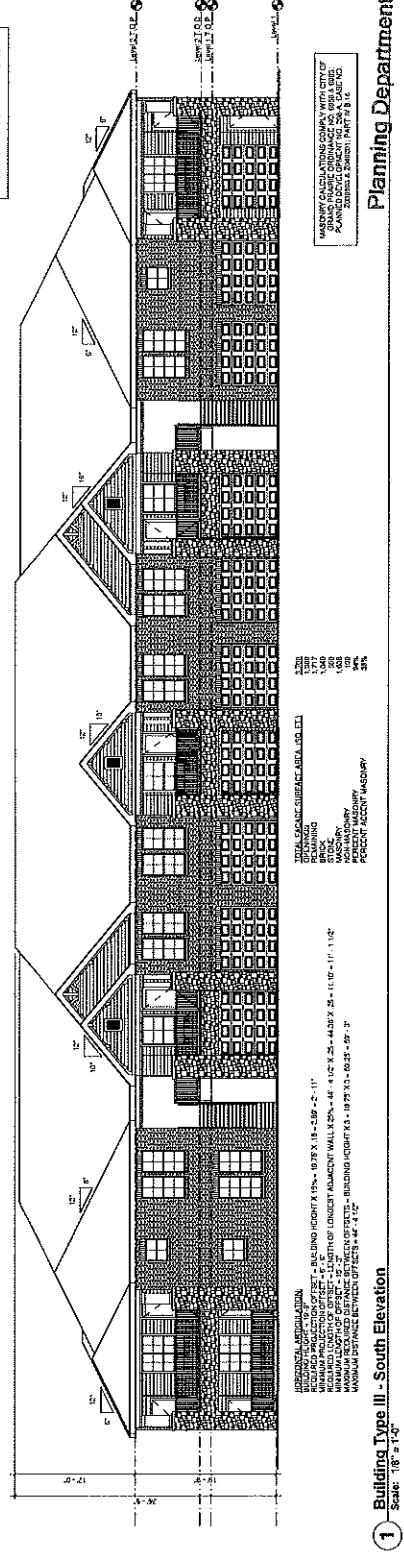
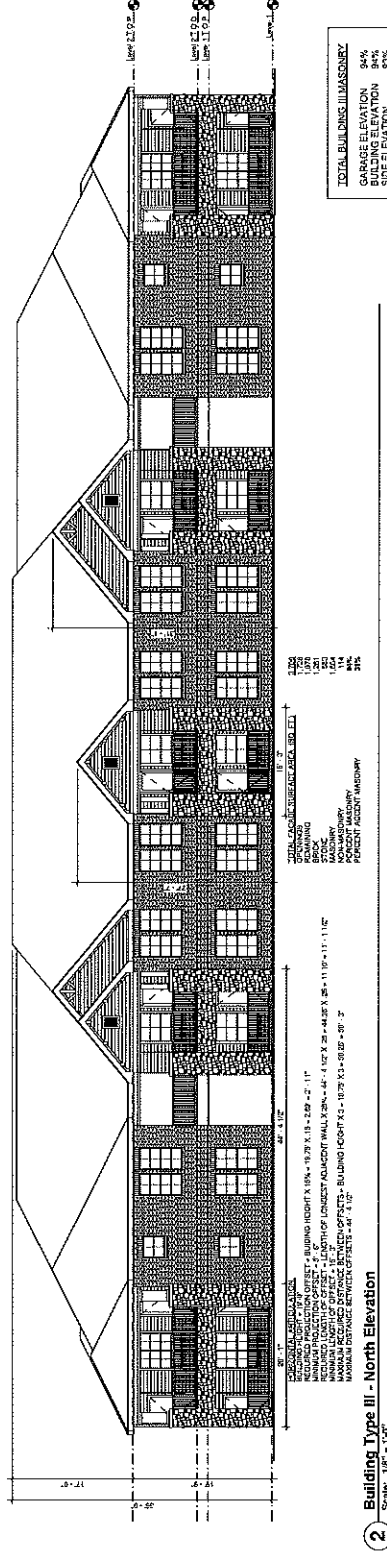
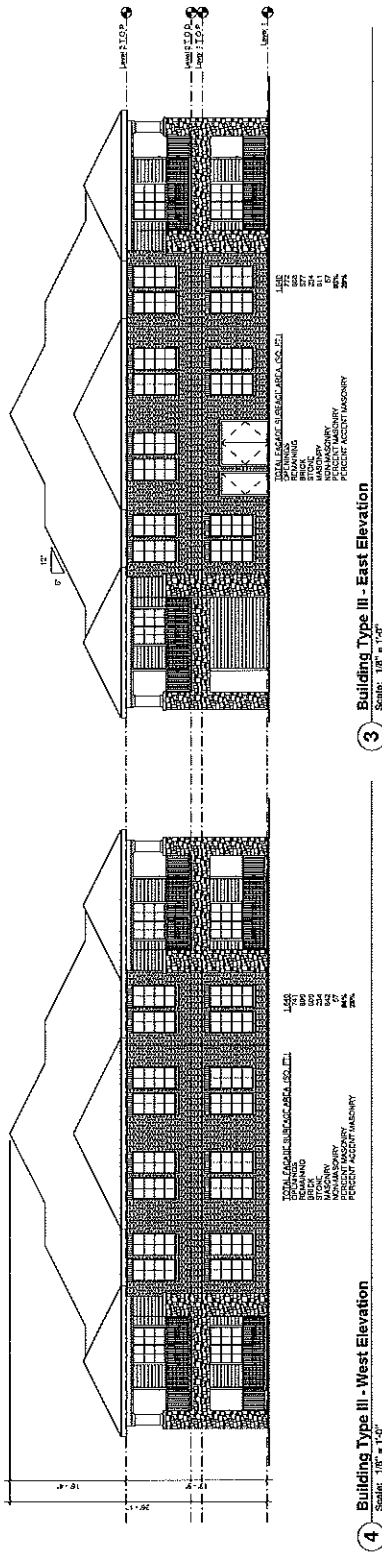
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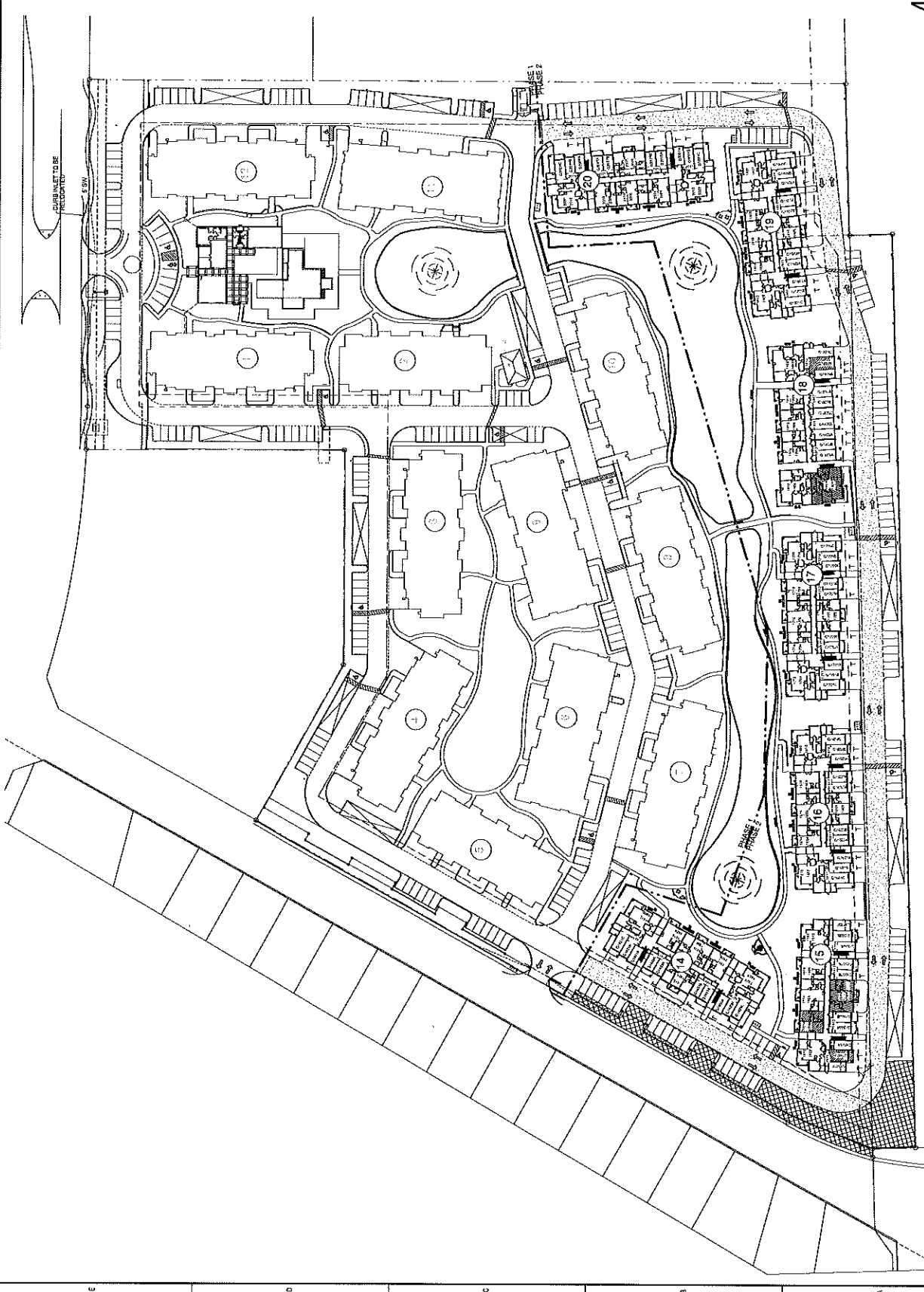
11-29-2016
T62
BUILDING TYPE III - EXTERIOR
ELEVATIONS

A-203

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CURB INLET TO BE RECONSTRUCTED

ARCHITECTURE DEMAREST
 220 Vienna Street, Suite 100, TX
 Fort Worth, TX 76102
 Tel: 817-342-1000
 Fax: 817-342-1000
 www.architecture-demarest.com

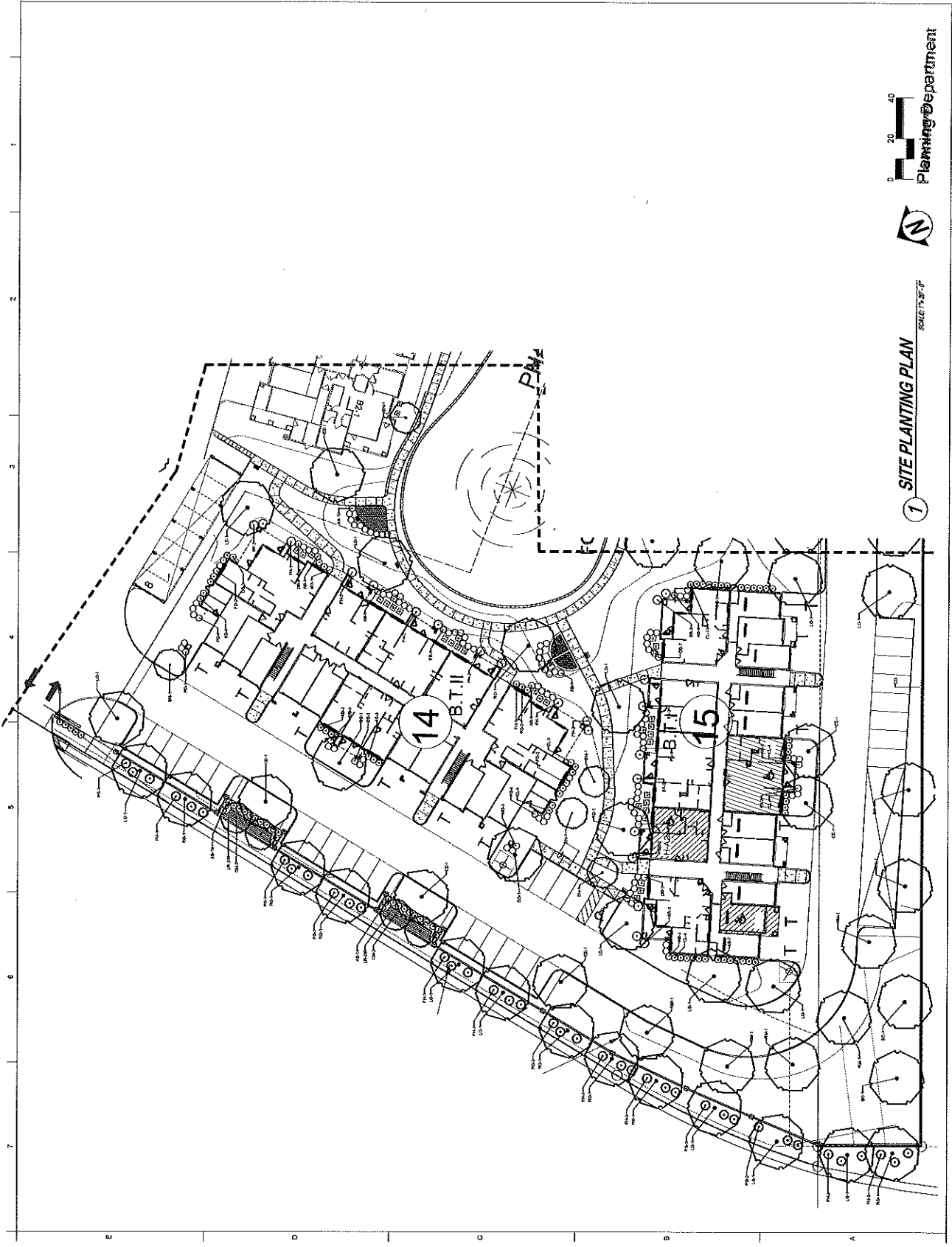
Client: get Remained
 2629 GRAND PENINSULA DR. GRAND PRAIRIE, TEXAS
 Mira Lagos Phase II
 Estate Services - Co. Owner / Developers
 Hanover Property Company / Alpha-Barnes Real Estate Services - Co. Owner / Developers
 PROJECT NUMBER: 1049
 TDLR: EABPRJ06815208

Scale: 1/8" = 1'-0"

12.21.2016
 ADDRESSING PLAN - PHASE 2
 Scale: 1" = 50'-0"
 Drawing No.: GI-012

Planning Department
 100
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1 SITE PLANTING PLAN
SCALE 1/8" = 1'-0"



0 20 40
Feet

Planning Department

L2.01

Title: SITE PLANTING PLAN
Scale: 1/8" = 1'-0"
Drawing No.:



Project Name	Handover Property Company / Alpha-Barnes Real Estate Services - Co. Owner / Developers
Project Number	15048
Location	2629 GRAND PENINSULA DR. GRAND PRAIRIE, TEXAS
Phase	Mira Lagos Phase II
Revision	
Author	
Checker	
Permit Seal	

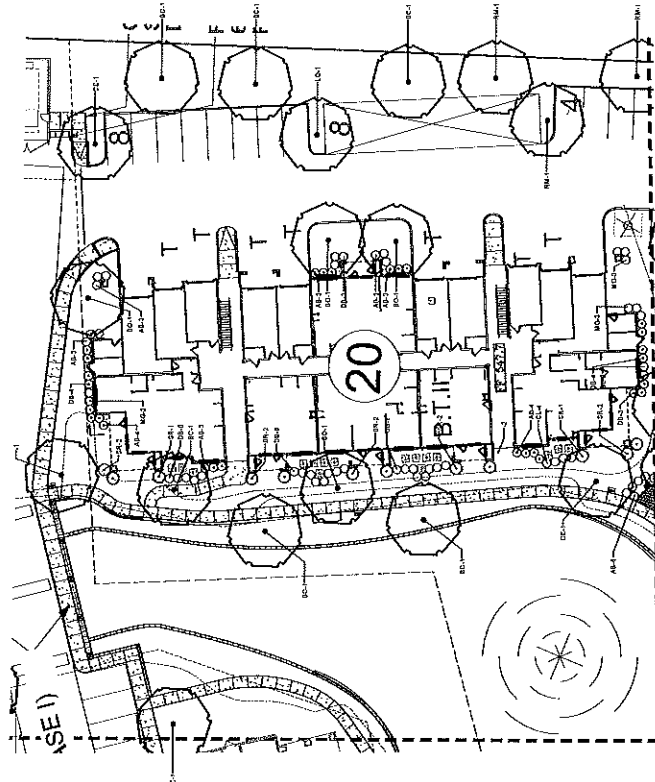


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1 2 3 4 5 6 7



1 SITE PLANTING

SCALE: 1/8" = 1'-0"



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L2.04

TITLE SITE PLANTING
PLAN

Scale 1/8" = 1'-0"



Permit Seal

Revised	1/2/14
Drawn	1/2/14
Check	1/2/14
Scale	1/8" = 1'-0"
Notes	
1. All dimensions are in feet and inches.	
2. All dimensions are to the center of the building.	
3. All dimensions are to the center of the parking area.	
4. All dimensions are to the center of the landscaping.	

PROJECT NUMBER: 10045
PROJECT NAME: Hanover Property Company / Alpha-Barnes Real Estate Services - Co. Owner / Developers
2629 GRAND PENINSULA DR. GRAND PRAIRIE, TEXAS
Mira Lagos Phase II



Consultants

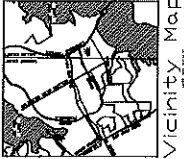
1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER/ANSICAP AND MOI TEST PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEED/DOES SODDED. THIS GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND INSURE POSITIVE DRAINAGE IN ALL AREAS. SEED/DOES SODDED.
3. THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND UTILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES SHOWN ON THIS PLAN AND NOT SHOWN ON THESE PLANS. IN THE FIELD PRIOR TO CONSTRUCTION OF WORK.
5. PROVIDE POSTING DRIVE AWAY FROM ALL SITE FEATURES.
6. STEEL EDGING ON A NATURAL, UNVEILED EDGE SHALL BE INSTALLED AT ALL LOCATIONS WHERE PLANT MATERIAL MEET TURE AREAS.
7. CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY ON ALL PLANT MATERIAL.

LANDSCAPE REQUIREMENTS

STANDARD	DATA	REQUIRED	PROVIDED
STREET TREES	40' x 40' x 10'	40' x 40' x 10'	40' x 40' x 10'
STREET TREES	40' x 40' x 10'	40' x 40' x 10'	40' x 40' x 10'
STREET TREES	40' x 40' x 10'	40' x 40' x 10'	40' x 40' x 10'
STREET TREES	40' x 40' x 10'	40' x 40' x 10'	40' x 40' x 10'
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STREET TREES	40' x 40' x 10'	40' x 40' x 10'	40' x 40' x 10'
STREET TREES	40' x 40' x 10'	40' x 40' x 10'	40' x 40' x 10'

BUFFER PER NOTE PER CIVIL:
 1. A PERMANENTLY INSTALLED IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE TOTAL WATER COVERAGE TO ALL PLANT MATERIALS INSTALLED IN THE LANDSCAPE BUFFER. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGNER'S RECOMMENDATIONS. THE IRRIGATION SYSTEM SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. THE IRRIGATION SYSTEM SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT. THE IRRIGATION SYSTEM SHALL BE PROVIDED BY THE LANDSCAPE ARCHITECT.



MIRA LAGOS APARTMENTS

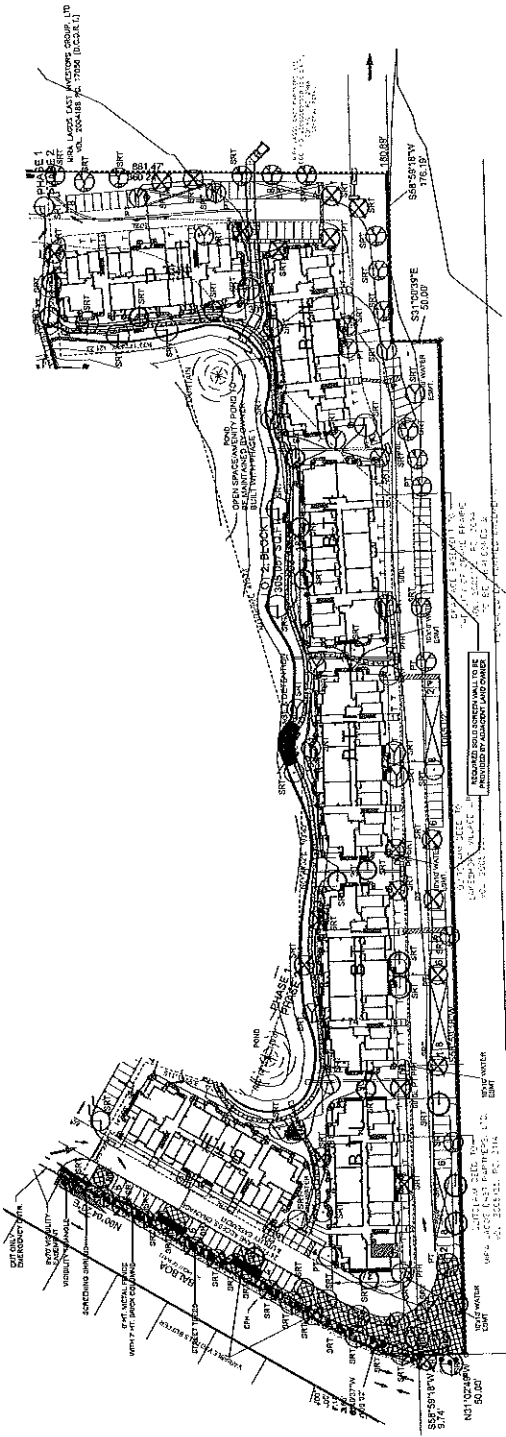
MIRA LAGOS EAST
 MULTIFAMILY ADDITION
 LOT 1 AND 2, BLOCK 1
 BEING 15.443 ACRES OF 144,562 SQUARE FEET
 33.3 L. CAR. SURVEY, INSTRUMENT NO. 1700
 CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

OWNERS
 MIRA LAGOS EAST PARTNERS, LTD.
 3001 Knox Street, Suite 207
 Dallas, Texas 75201
 Contact: Ben McQuinn
 GR 442-2211

ARCHITECT
 ARCHITECTURE DENAREST
 801 Gore Street, Suite 8
 Dallas, Texas 75201
 Contact: Ben McQuinn
 GR 744-6555

SURVEYOR/ENGINEER
 JBI PARTNERS, INC.
 1801 Elmwood Drive, Suite 200
 Addison, Texas 75001
 Contact: Doris Deery
 GR 744-7676

LEGEND
SRT STREET TREE
PT PARKING TREE
ST SITE TREE
LINE OAK
CHINKAPIN OAK
RED OAK
PEACH
BALD CYPRESS
PECAN
CEDEAR ELM
SCREEN SHRUBS
6000
2' x 4' CONTAINER
SHRUB TEST TO BE SET BY LANDSCAPE ARCHITECT



1 CITY SUBMITTAL PLAN Planning Department
 SCALE: 1" = 40' x 120'

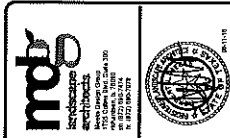
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REVISION	DATE	DESCRIPTION
1	12/15/16	FINAL SUBMITTAL
2	12/15/16	FINAL SUBMITTAL
3	12/15/16	FINAL SUBMITTAL
4	12/15/16	FINAL SUBMITTAL
5	12/15/16	FINAL SUBMITTAL
6	12/15/16	FINAL SUBMITTAL
7	12/15/16	FINAL SUBMITTAL
8	12/15/16	FINAL SUBMITTAL
9	12/15/16	FINAL SUBMITTAL
10	12/15/16	FINAL SUBMITTAL

CLIENT:
 MIRA LAGOS EAST PARTNERS, LTD.
 3001 Knox Street
 Dallas, Texas 75201
 CONTACT: BEN MCQUINN 214-462-2111

THE ENCLAVE
 MIRA LAGOS
 GRAND PRAIRIE, TEXAS



BACKYARDS
THE ENCLAVE Q
MIRA LAGOS
GRAND PRAIRIE, TEXAS
OWNER: MIRA LAGOS EAST PARTNERS, LTD.
CITY SUBMITTAL
LP 0.01

NUMBER	DATE	DESCRIPTION
1	10-29-13	CITY SUBMITTAL
2	11-07-15	CONSTRUCTION COST
3	03-07-14	FINAL CONSTRUCTION
PERFORMANCE		
1	11-20-13	COMMITTEE
2	10-16-15	JOE PLYM REDESIGN
3	03-31-14	JOE PLYM REDESIGN
4	03-31-14	JOE PLYM REDESIGN
5	03-31-14	JOE PLYM REDESIGN
6	03-31-14	JOE PLYM REDESIGN
7	03-31-14	JOE PLYM REDESIGN
8	03-31-14	JOE PLYM REDESIGN
9	03-31-14	JOE PLYM REDESIGN
10	03-31-14	JOE PLYM REDESIGN
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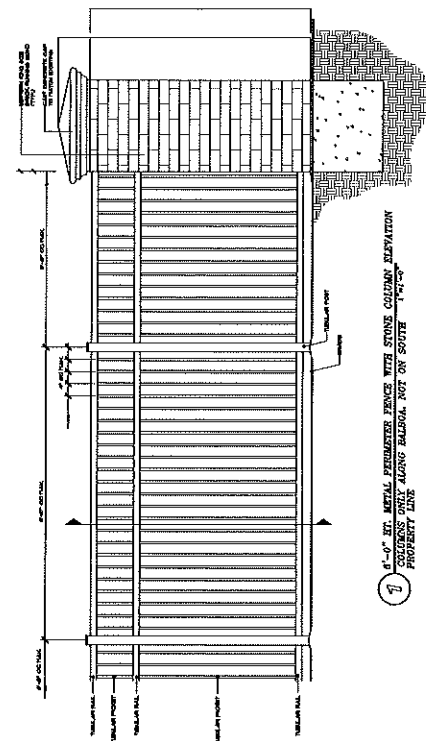
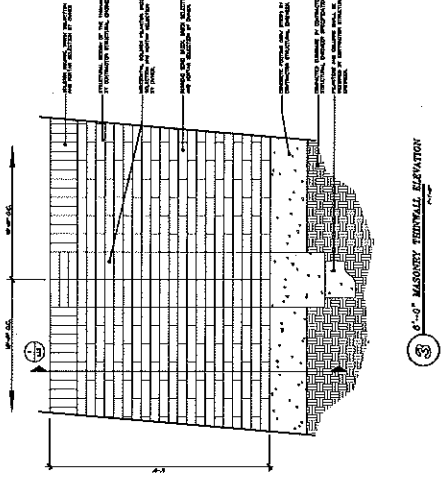
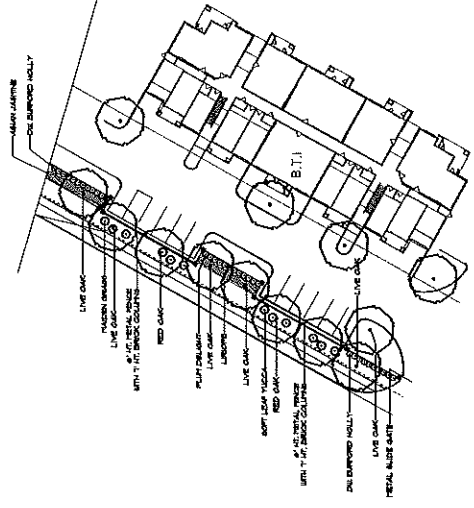
CLIENT:
MIRA LACOS EAST PARTNERS, LTD
3001 KNICK STREET
SUITE 207
DALLAS, TEXAS 75206

CONTACT:
BEN MCCOY, JR. 214-440-2211

THE ENCLAVE ©
MIRA LAGOS
GRAND PRAIRIE, TEXAS



BACKYARDS
HIG ENCLAVE CT
PURA LAGOS
BRAND PRAMIS, TITAGS
20 NUMBER AIR 1001
NTY SUBMITTAL
LP0.02

[illegible]

Planning Department

JAN 04 2017

Receiver:

